

2011 Energy Star Award Application

Excellence – Affordable Housing - Coachella Valley Housing Coalition Narrative

Demonstrated Success:

Multifamily Developments

In 2010, the Coachella Valley Housing Coalition (CVHC) completed two new affordable multifamily housing developments that total 271 units, Wolff Waters Place with 218 units, and Paseo de los Heroes II with 53 units. All 271 units were equipped with Energy Star stoves, refrigerators, air conditioners, and dishwashers.

At Paseo de los Heroes II in Mecca, CA all of the units also were equipped with Energy Star washers and dryers. At Wolff Waters Place in La Quinta, CA residents have the use of two laundry rooms that have a total of 22 Energy Star washers and dryers, in addition, energy-saving systems such as incorporating solar hot water heaters for the laundry room were installed at Wolff Waters Place.

Wolff Waters Place was certified for Gold and Silver LEED rating, and was awarded the 2010 Best Affordable Project of the Year from Green Builders Magazine.

The Coachella Valley Housing Coalition utilizes materials, equipment and or systems that increase the energy efficiency of buildings by at least 15% above the Title 24 energy standards. In addition, CVHC implements the following sustainable building methods into its multifamily projects:

- ⇒ Use energy efficient appliances with the Energy Star rating for refrigerators, ranges, furnaces, air conditioning, dishwashers and washers/dryers
- ⇒ Natural gas for cooking and heating
- ⇒ Use of no-VOC interior paint
- ⇒ Dual-glaze windows
- ⇒ R38 roof insulation exceeding minimum code requirements of R-30
- ⇒ Vented kitchen range hoods to the exterior of the building in at least 80% of the units
- ⇒ Flow restrictors on kitchen and bathroom faucets
- ⇒ Use of bathroom fans that exhaust to the outdoors and are equipped with a humidistat sensor or timer in all bathrooms
- ⇒ Use of at least one High Efficiency Toilet or Dual flush toilet per unit
- ⇒ Use a Minimum efficiency Report Value (MERV) 8 or higher air-filter for HVAC systems that introduce outside air

CVHC is the owner and/or general partner on 30 rental developments totaling 2,109 rental units. Every year CVHC conducts capital improvements and replacements on its properties. In 2010, CVHC replaced Energy Star rated appliances on 26 of its properties. In total, CVHC replaced 166 ranges/stoves with Energy Star rated ranges/stoves, replaced 148 refrigerators with Energy Star rated refrigerators, replaced 98 A/C units with Energy Star rated A/C units, and replaced 95 hot water heaters with Energy Star rated hot water heaters. In addition, CVHC replaced 90 Energy Star rated washers and dryers at 11 of its properties in 2010.

Single Family Housing

In 2010 CVHC completed 69 single family homes through its Mutual Self Help program. CVHC received 45 Energy Star for homes rating certifications on its Valencia subdivision, a total of 45 homes built in 2010. CVHC is currently developing and starting on the beginning stages of the Los Jardines subdivision, a total of 205 homes; in total, CVHC will receive Energy Star homes certifications on 250 homes.

CVHC has used steel framing on its homes for over twelve years; steel framing is recyclable which means less waste. In addition, CVHC has always tried to provide savings to families by ensuring that appliances are Energy Star rated and that the homes are very well insulated. CVHC installs energy efficient swamp coolers and energy efficient A/C units in all of its homes. Currently, CVHC implements the following sustainable building methods into its single family subdivisions:

- ⇒ Tankless water heaters
- ⇒ Swamp coolers
- ⇒ Windows have low E dual panes
- ⇒ Roof tiles are rated on reflectivity and emissivity
- ⇒ Radiant barriers are placed on roofs
- ⇒ Duct testing is conducted by 3rd party inspectors
- ⇒ Insulation testing is conducted by 3rd party inspectors
- ⇒ 14 SEER HVAC units are placed in the homes
- ⇒ Insulation values get a heat resistance rating (R Value)
- ⇒ Houses have a whole house ventilation system i.e. one bathroom fan has to run at all times to circulate air
- ⇒ All of the rooms in the house are wired for ceiling fans
- ⇒ All of the ducts are insulated

CVHC's construction managers currently estimate that the level of investment on Energy Star rated features for its single family housing is \$3,000 per home. The cost benefit to the homeowners is decreased utility bills, generally ranging from savings around \$30 to \$50 per month. Another benefit to the homeowners is the added value to their homes, energy savings, and of course, the environmental benefits of cleaner air, water, and energy. Home owners are estimated to recuperate their energy efficient investments in 10 years.

Institutional Change:

CVHC has long been a proponent of green building and has always sought out energy efficient appliances and other features to include in the construction of its single family housing and multifamily developments. As new construction guidelines have developed CVHC has been diligent in assuring that CVHC staff have access to trainings, webinars, and seminars that completely detail the most productive policies and procedures for procurement, capital planning, and competitive funding of green building. Because CVHC strives to build in the greenest way possible, there have been no significant challenges regarding the implementation of construction guideline changes. Key people and/or organizations that

helped CVHC are Global Green, NeighborWorks, HERS raters, and architectural firms such as Interactive Design Corporation and Pugh + Scarpa.

CVHC has been installing Energy Star rated features in its multifamily developments since 1997; since 1997 CVHC has developed 20 multifamily developments totaling 1,152 units. All 1,152 units include energy efficient appliances with the Energy Star rating for refrigerators, ranges, furnaces, air conditioning, and dishwashers. Laundry facilities located on site are equipped with Energy Star rated washers and dryers. The level of investment on Energy Star rated features for CVHC's multifamily development is currently estimated at \$3,000 per unit.

Housing Affordability:

CVHC develops housing for some of the most vulnerable members of its community, these are hard-working people who are considered to be low and very low income. CVHC's target market is people who earn a range from 30% to 60% of Area Median Income (AMI). CVHC ensures that its single family program participants pay only 30% of their income for their housing; this helps families save money for other essentials such as food and clothing.

CVHC incorporates a wide range of public funding sources to build affordable housing and to help pay for energy efficiency improvements. Obtaining the necessary funding is an extremely competitive process; an incredibly important aspect of putting together competitive funding applications is that CVHC is able to demonstrate that it builds energy efficient housing.

For its multifamily projects CVHC utilizes public funding from the State of California Multi-Family Housing Program, the Riverside County Economic Development Agency, the California Tax Credit Allocation Committee, the California Department of Housing and Community Development, and the California Municipal Finance Authority.

For CVHC's single family subdivisions CVHC utilizes public funding from USDA, Riverside County Economic Development Agency, Housing Assistance Council (HAC), and the California Department of Housing and Community Development.

Outreach and Education:

CVHC educates its housing occupants in both its rental and homeownership housing on the benefits of energy efficiency, and instructs the occupants on how to successfully utilize their Energy Star rated features in their new home. CVHC does this by holding post-purchase classes for its homeownership program participants; in these classes the new homeowners are instructed on how to use and set energy efficient thermostats, and how to use the Energy Star rated appliances will help them bring down the costs on their utility bills. All new homeowners are also given an instructional pamphlet on how to reduce energy consumption. For CVHC's rental properties, property management instructs all new renters on how to set their energy efficient thermostats and how to use their Energy Star rated appliances that will help lower the costs on their utility bills.